

February 24, 2020

MGP File: 15-2437

Richmond Hill Council
225 East Beaver Creek Road
Richmond Hill, ON L3B 3P4

via email: clerks@richmondhill.ca

Dear Mayor Barrow and Members of Council:

**RE: Council Meeting, February 26, 2020
Agenda Item 13.9 (SRPRS.20.003) – York Region’s Municipal Comprehensive
Review (Part 1): Requests for Employment Area Conversions
Parkway Hotels and Convention Centre Inc.
Sheraton Lands, City of Richmond Hill**

Malone Given Parsons Ltd. (“MGP”) is the planning consultant to Parkway Hotels and Convention Centre Inc. (“Sheraton”), who own approximately 7.59 hectares of land located at the northeast corner of Highway 7 and Leslie Street (“Sheraton Lands”), within the City of Richmond Hill.

We are writing in response to Richmond Hill’s February 26, 2020, Council Agenda Item 13.9 “York Region’s Municipal Comprehensive Review (Part 1): Requests for Employment Area Conversions” (Report No. SRPRS.20.003).

We have reviewed the Report and support the recommendation to convert the Sheraton Lands to allow residential and/or mixed-uses. We also support Staff’s recommendation to consider a municipally initiated conversion of employment lands within the south-eastern part of the Beaver Creek Business Park, including the Sheraton Lands.

As stated in our November 27, 2019 letter to York Region, we continue to believe that the Sheraton Lands represent an opportunity to create a mixed-use growth area. Our opinion is based on the existing mix of uses which includes high rise residential uses, the site’s location adjacent to existing rapid transit along Highway 7, and its inclusion in the Leslie-Hwy 7 BTR Station Major Transit Station Area.

We support Staff’s position that a mixed-use designation would recognize the existing employment and high-density residential uses in the area and allow for a range and mix of uses in a compact, transit-oriented built-form to be developed.

We look forward to continuing to work with Staff towards the creation of a mixed-use growth area for the East Beaver Creek Business Park that includes the Sheraton Lands.

Should you have any questions or wish to discuss our comments in greater detail, please contact me at 905.513.0170.

Yours very truly,

Malone Given Parsons Ltd.



Lauren Capilongo, MCIP, RPP
Principal

cc. Jason Kaptyn, Kaptyn Realty
Patrick Lee, City of Richmond Hill
Kelvin Kwan, City of Richmond Hill